

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-32150 - APPLICANT/OWNER: KB HOME NEVADA, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION:

APPROVAL, subject to:

Planning and Development

1. The Deletion of Condition Number 3 of Approved Tentative Map (TMP-6609) is hereby approved.

ROC-32150 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Review of a Condition of Approval #3 of an approved Tentative Map (TMP-6609) which required on-street parking spaces to be striped for a 252 lot Single-Family Residential subdivision. The subject property is located on 40.4 acres on the southwest corner of Farm Road and Shaumber Road. Staff finds that due to the configuration of the interior lots on the subject site, with alleyways and parking availability in the rear of the lots, on-street striping is not needed; therefore, approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission and staff recommended approval of this application. The effective date of this annexation was 02/14/03.
03/19/03	The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) zone [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, including portions of the subject site, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval.
07/16/03	The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval.
12/04/03	A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.
02/18/04	The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission and staff recommended approval.

ROC-32150 - Staff Report Page Two
January 8, 2009 - Planning Commission Meeting

07/07/04	The City Council approved a request for a Rezoning (ZON-4241) from U (Undeveloped) zone. [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) zone on 20.0 acres south of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
06/09/05	The Planning Commission approved a request for a Waiver (WVR-6643) of Title 18.12.105 to allow for private drives to be less than 24 feet in width and greater than 200 feet in length, a Waiver of Title 18.12.130 to allow private drives to exceed 150 feet in length without providing a cul-de-sac and a Waiver of Title 18.12.160 to allow internal street intersections to be offset less than 125 feet on the southwest corner of Shaumber Road and Farm Road. Staff recommended approval.
11/16/05	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan (MOD-9174) which established standards for rear-loaded residential small-lot housing products and to add Section 3.2.5B to the Design Guidelines. The Planning Commission and staff recommended approval.
12/20/05	A Final Map (FMP-10938) for a 152-lot Single-Family Residential Subdivision was submitted to the Planning and Development Department. The Final Map was approved on 06/28/06 and recorded on 08/08/06.
<i>Related Building Permits/Business Licenses</i>	
10/20/05	Civil Improvement Plans (CLV Drawing # 107Y4924-3) for 88 of 252 lots were submitted and finalized on 05/22/06.
01/09/06	Revisions to off site improvement plans (CLV Drawing # 107Y4816-DLN) were submitted and approved on 02/09/06.
03/27/06	Off site improvement plans (CLV Drawing #107Y4816-DLN) were submitted and given final approval on 05/19/06.
<i>Field Check</i>	
12/04/08	Staff conducted a field check of the subject site and found some of the homes to be complete with most of the lots undeveloped. The property is maintained with some lots under construction.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	10.52

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residences Under Construction	PCD (Planned Community Development)	PD (Planned Development) zone [ML (Medium-Low Density Residential) Cliff's Edge Land Use designation]

ROC-32150 - Staff Report Page Three
January 8, 2009 - Planning Commission Meeting

North	Single-Family Residences Under Construction	PCD (Planned Community Development)	PD (Planned Development) zone [ML (Medium-Low Density Residential) Cliff's Edge Land Use designation]
South	Single-Family Residences Under Construction	PCD (Planned Community Development)	PD (Planned Development) zone [ML (Medium-Low Density Residential) Cliff's Edge Land Use designation]
East	Single-Family Residences Under Construction	RSL (Residential Small Lot) Cliff's Edge Land Use Designation	PD (Planned Development) zone [ML (Medium-Low Density Residential) Cliff's Edge Land Use designation]
West	Undeveloped Clark County	PF (Public Facility) Clark County	OL [Open Land (Lone Mountain)] Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
PD Planned Development District	X		Y*
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD Planned Development District	X		Y*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

*Pursuant to Title 19.06.050, the development standards within a PD (Planned Development) zoning district are established by the Master Development Plan. The development standards for the Cliff's Edge area are established through the approved Cliff's Edge Master Development Plan and the Cliff's Edge Design Guidelines, and with the approval of proposed modifications to the area's land use categories.

ANALYSIS

The applicant is requesting a Review of a Condition of Approval #3 for an approved Tentative Map (TMP-6609) which required on-street parking spaces to be striped at a 252 lot single-family residential subdivision. The subject property is located on 40.4 acres on the southwest corner of Farm Road and Shaumber Road.

ROC-32150 - Staff Report Page Four
January 8, 2009 - Planning Commission Meeting

Condition # 3:

“The applicant shall submit a revised site plan that indicates the on-street guest spaces to be striped and ensure that they meet the dimensional requirements of the ITE Traffic Engineering Handbook (4th edition).”

FINDINGS

The interior lots have alleyway access and parking availability in the rear of those lots, in addition to driveways, garages and street parking. These are adequate for overall on site parking for the development. Staff finds that due to the configuration of the interior lots, adequate parking is available and striping of the streets is unnecessary; therefore, staff recommends approval of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 135

APPROVALS 0

PROTESTS 0